164.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,300 / 851,300
					USE VALUE:	851,300 / 851,300
					ASSESSED:	851,300 / 851,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASCI ANTHONY--ETAL
Owner 2:	MASCI DENISE M
Owner 3:	
Street 1:	25 ACTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 2573 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5039.000	471,500		379,800	851,300
Total Card	0.116	471,500		379,800	851,300
Total Parcel	0.116	471,500		379,800	851,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.83 | /Parcel: 330.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108653

GIS Ref

GIS Ref

Insp Date 10/01/18

!12711!

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	471,500	0	5,039.	379,800	851,300		Year end	12/23/2021
2021	104	FV	450,400	0	5,039.	379,800	830,200		Year End Roll	12/10/2020
2020	104	FV	450,600	0	5,039.	379,800	830,400	830,400	Year End Roll	12/18/2019
2019	104	FV	350,600	0	5,039.	379,800	730,400	730,400	Year End Roll	1/3/2019
2018	104	FV	349,500	0	5,039.	336,400	685,900	685,900	Year End Roll	12/20/2017
2017	104	FV	328,000	0	5,039.	282,200	610,200	610,200	Year End Roll	1/3/2017
2016	104	FV	328,000	0	5,039.	282,200	610,200	610,200	Year End	1/4/2016
2015	104	FV	292,800	0	5,039.	244,200	537,000	537,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:26:15

LAST REV

Date	Time
10/15/18	09:33:50
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12711

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14931-75		3/1/1983		110,000	No	No		Y

USER DEFINED

Prior Id # 1:	108653
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5039		Sq. Ft.	Site		0	70.	1.08	8			Topo	-5					379,828						379,800	

Total AC/HA: 0.11568 | Total SF/SM: 5039 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 379,828 | Spl Credit | Total: 379,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10711789
Const Adj.:	0.97515047
Adj $ / SQ:	194.329
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683394
Depreciation:	211852
Depreciated Total:	471542

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

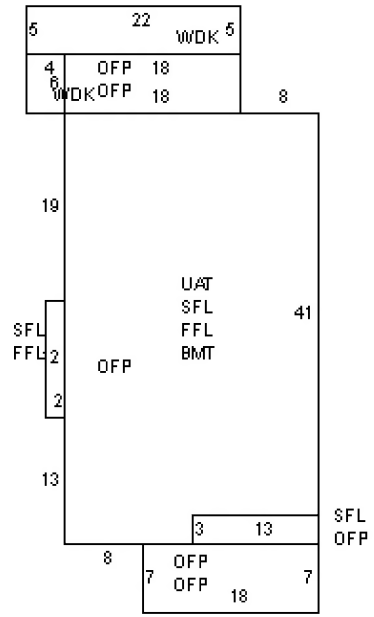
No Unit	RMS	BRS	FL
1	5	1	
1	5	2	
Totals			
2	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.33
Special Features:	0	Val/Su Net:	106.51
Final Total:	471500	Val/Su SzAd	205.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,168	194.330	226,976
FFL	First Floor	1,129	194.330	219,398
BMT	Basement	1,105	58.300	64,420
OFP	Open Porch	615	18.710	11,504
UAT	Upper Attic	276	149.630	41,336
WDK	Deck	134	13.130	1,759

Net Sketched Area:	4,427			Total:	
Size Ad	2297	Gross Area	6444	FinArea	2573

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2010	0.00	T	7.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc